

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

Purpose of PLUS - The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

Please complete this PLUS application in its entirety. All questions must be answered. If a question is unknown at this time or not applicable, please explain. Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

PLUS Number (to be completed by OSPC):

2014-07-05

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC):

1

1. Project Title/Name: Laurel Elementary School

2. Location (please be specific): Central Avenue (existing Middle School site)

3. Parcel Identification #: 322-1.11-87.00

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4. County or Local Jurisdiction Name: where project is located: Laurel

5. If contiguous to a municipality, are you seeking annexation: N/A

6. Owner's Name: Laurel School District c/o John Ewald

Address: 1160 Central Avenue

City: Laurel

State: DE

Zip: 19956

Phone: 302.875.6100

Fax: 302.875.6106

Email: John.Ewald@laurel.k12.de.us

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): N/A

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

8. Project Designer/Engineer: Becker Morgan Group, Inc.

Address: 309 S. Governors Avenue

City: Dover

State: DE

Zip: 19904

Phone: 302.734.7950

Fax: 302.734.7965

Email: jfalkowski@beckermorgan.com

9. Please Designate a Contact Person, including phone number, for this Project: Jon Falkowski 302.734.7950

Information Regarding Site:

10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: Construct a new elementary school If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications.	
12. Area of Project (Acres +/-): 26.37	Number of Residential Units: Commercial square footage: 133,794 SF
13. Present Zoning: R-1 / Partial Historic Overlay	14. Proposed Zoning: R-1 / Partial historic Overlay
15. Present Use: Middle School/ Athletic fields	16. Proposed Use: Elementary School
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Town of Laurel Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Town of Laurel Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted): N/A	
20. Environmental impacts: How many forested acres are presently on-site? 3.50 How many forested acres will be removed? 0.00 To your knowledge, are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input checked="" type="checkbox"/> Non-tidal Acres: 0.93 If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", describe the impacts: How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? 100 ft	
21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: Stormwater Pond w/ series of green technology BMPs	
23. Is open space proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? N/A Acres: What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? N/A	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: 1548 to 1806 trips

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 6% trucks

26. Will the project connect to state maintained roads? ☒ Yes ☐ No

27. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. N/A

28. Are there existing sidewalks? ☒ Yes ☐ No; bike paths ☐ Yes ☐ No
Are there proposed sidewalks? ☒ Yes ☐ No; bike paths ☐ Yes ☐ No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network? ☒ Yes ☐ No

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites? ☒ Yes ☐ No

Has this site been evaluated for historic and/or cultural resources? ☒ Yes ☐ No

Would you be open to a site evaluation by the State Historic Preservation Office? ☒ Yes ☐ No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? ☒ Yes ☐ No

Person to contact to arrange visit: John Ewald phone number: 302.875.6100

31. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner

Date

Signature of Person completing form
(If different than property owner)

Date

Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions. A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person so we may schedule your request in a timely manner.**

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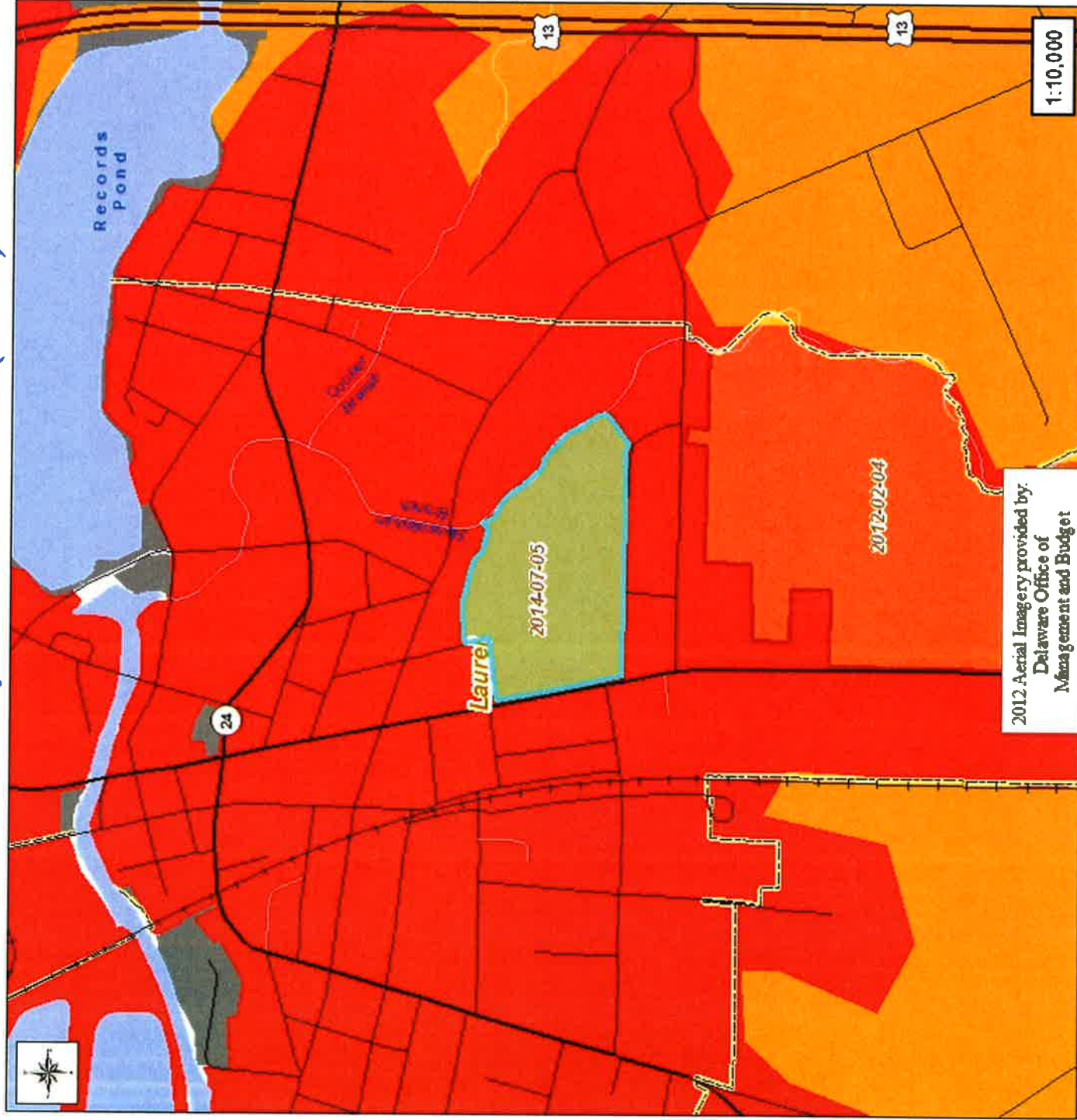
Laurel Elementary School
2014-07-05

- Legend**
- PLUS Project Area
 - 2010 State Strategies
 - Level 1
 - Level 2
 - Level 3
 - Level 4
 - Out of Plan

Location Map



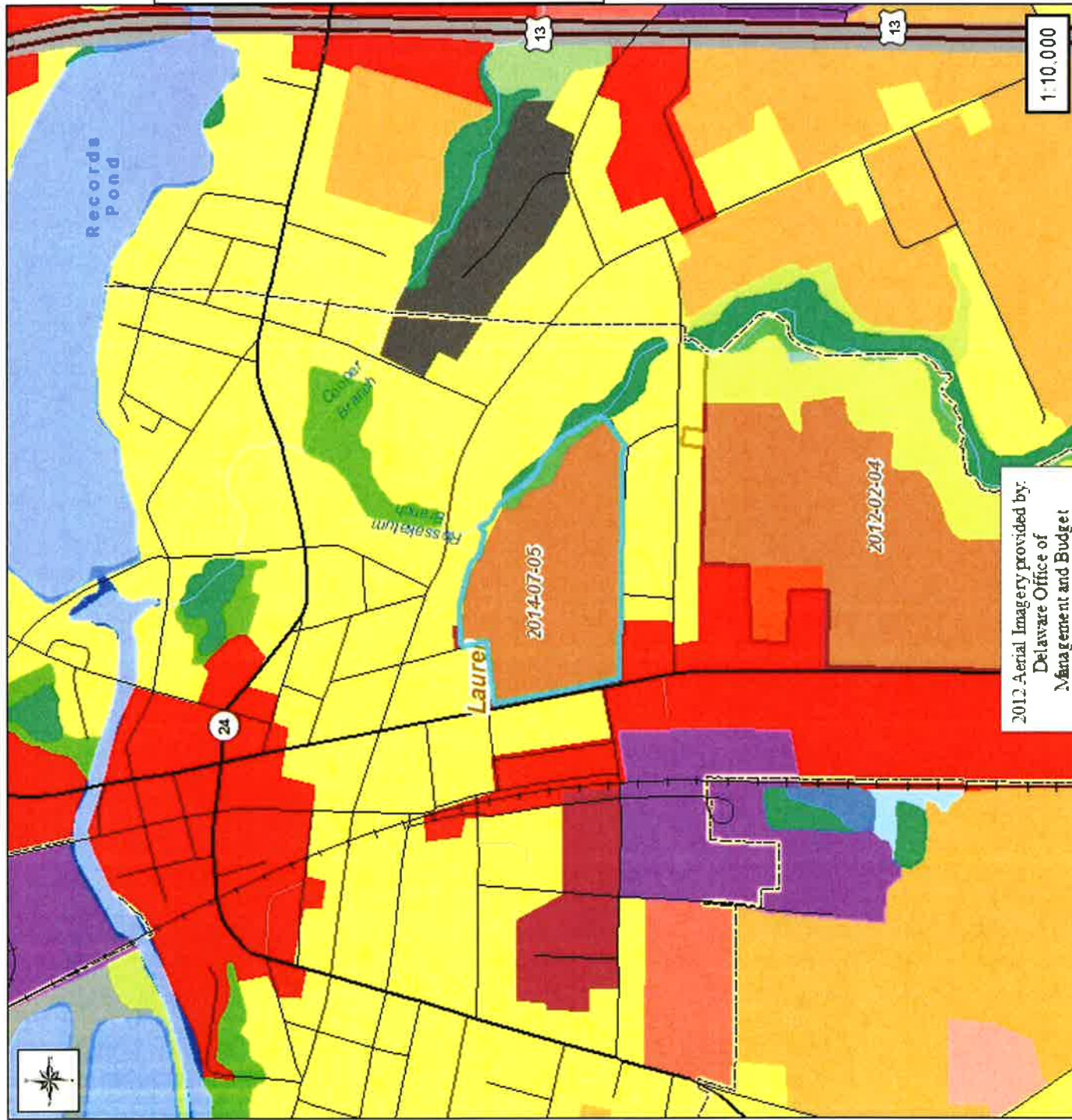
Mapping provided by the Delaware
Office of State Planning and Coordination
www.stateplanning.delaware.gov



2012 Aerial Imagery provided by:
Delaware Office of
Management and Budget

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Legend

- PLUS Project Areas
- 2007 Land Use
 - Single Family Dwellings
 - Commercial
 - Industrial
 - Transportation/Communication/Utilities
 - Mixed Urban/Built-up
 - Institutional/Governmental
 - Farms, Pasture, Cropland
 - Confined Animal Feeding Operations/Federal Housing
 - Deciduous Forest
 - Mixed Forest
 - Shrub/Brush/Rangeland
 - Mammals Reservoirs and Impoundments
 - Open Water
 - Emergent Wetlands - Total and Nonriparian
 - Forested Wetlands - Total and Nonriparian
 - Shrub/Brush Wetlands - Total and Nonriparian
 - Birch/Maple and Transitional

Location Map



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PLUS Project Areas



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1:4,033

Location Map



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